

**AGENDA**  
**BOARD OF ZONING APPEALS PUBLIC HEARING**  
**JULY 31, 2017 3:00 P.M.**  
**ROOM 330 - CITY HALL**  
**ST. PAUL, MINNESOTA**

**NOTE:** The order in which the items appear on this agenda is not necessarily the order in which they will be heard at the meeting. The Board of Zoning Appeals will determine the order of the agenda at the beginning of its meeting.

I. APPROVAL OF MINUTES OF JULY 17, 2017

II. OLD BUSINESS

- a. Applicant - **Kevin Degezelle** (#17-054113)  
Location - 1813 Dayton Avenue  
Zoning - RT1  
Purpose: MAJOR VARIANCE - The applicant is proposing to expand the upper unit of an existing duplex by adding a dormer to the attic space on the west side to create a two-floor, 4-bedroom dwelling unit. The side yard setback required for a duplex is 9'; the existing structure does not meet today's standards because the building is setback 5.1' from the west property line. By expanding the duplex vertically, the applicant is required to meet the side yard setback for the dormer addition. The proposal is to continue the third floor along the same sidewall as the second floor requiring a side yard setback variance of 3.9' from the west property line.

III. NEW BUSINESS

- A. Applicant - **ROCHON – Tim Linqvist** (#17-053813)  
Location - 270 Larpenteur Avenue West  
Zoning - RM1  
Purpose: MAJOR VARIANCE - The applicant is proposing to install a freestanding identification sign with dynamic display for the proposed Community School of Excellence. Two zoning variances are requested: 1) In residential zoning districts, institutional uses are allowed one identification sign for each street frontage not exceeding 30 square feet in area. The applicant is requesting a 70.8 square foot sign for a variance of 40.8 square feet. 2) If located within a required yard, a freestanding sign may not exceed 4' in

height at the property line; the applicant is proposing a sign height of 25' at the property line; the applicant is requesting a 21' height variance.

- B. Applicant - **Rylaur – Peter Hilger** (#17-059775)  
Location - 327 York Avenue  
Zoning - I1  
Purpose: MAJOR VARIANCE - The applicant is proposing to convert an existing office into New Horizon Academy, a childcare facility. The zoning code states that one off-street parking space is required per employee. According to the applicant, New Horizon Academy will have 20 employees; the required off-street parking for the daycare is 20 spaces. The applicant would provide 15 parking spaces for a variance request of 5 off-street parking spaces.
- C. Applicant - **Allen Dorney Construction WI, INC.** (#17-059787)  
Location - 1032 Finn Street South  
Zoning - R3  
Purpose: MINOR VARIANCE - The applicant is proposing to add a half story to an existing 1-1/2 story single family dwelling. The required front setback is 26'; the current setback of the house is 25 from the front lot line. The proposed addition would need to meet the 26' front setback required today, but the applicant wants to keep the half floor at the same setback as the existing house for a front yard setback variance request of 1'.
- D. Applicant - **Veronica (Nelson) Evenson** (#17-061039)  
Location - 1544 Duluth Street  
Zoning - R3  
Purpose: MINOR VARIANCE - As part of a street reconstruction project, this property was found to have parking in the front yard that does not lead to a legal parking space and is not allowed under the zoning code. The applicant is requesting a variance to allow the off-street parking to continue in the front yard.

- E. Applicant - **Sunrise Banks – Corey Welke (#17-061048)**  
Location - 2525 Wabash Avenue  
Zoning - T4  
Purpose: MAJOR VARIANCE - The applicant is proposing to install a 28-square foot monument sign at Curfew Avenue for Sunrise Banks. The total amount of signage allowed for this property is 370 square feet. The applicant has used 367 square feet of signage, with 3 square feet remaining. The applicant is requesting a sign variance of 25 square feet.
- F. Applicant - **Peter Thibado (#17-061077)**  
Location - 994 Idaho Avenue West  
Zoning - R3  
Purpose: MINOR VARIANCE - The applicant is proposing to construct an attached garage addition to the west side of the house. The applicant is requesting the following zoning variances: 1) the setback required for an attached garage in the R3 residential zoning district is 6' from the side property line. The applicant is proposing a side setback of 1' from the west property line for a variance request of 5'. 2) The rear yard setback required for an attached garage is 25'. The applicant is proposing a rear setback of 5' (the same setback as the existing house and garage) for a variance of 20' from the rear property line. 3) The zoning code states that a single-family dwelling may not cover more than 35% of the total lot area. With the addition, the applicant's plan is to cover 39% of the property for a lot coverage variance request of 4%.
- G. Applicant - **4RM+ULA – James Garrett JR. (#17-061087)**  
Location - 1635 St. Anthony Avenue  
Zoning - RM2  
Purpose: MAJOR VARIANCE - The applicant is proposing to develop two duplexes on a vacant lot with structured parking under the buildings at ground level. The applicant is requesting the following variances: 1) the zoning code requires a front yard setback of 21'; the applicant is proposing a front setback of 7' for a variance of 14'. 2) In the RT1, two-family residential zoning district the zoning code requires a side yard

setback of 9'; the applicant is proposing a side setback of 5' on the east side and 6' on the west side of the property, for a variance of 4' and 3', respectively. 3) The zoning code requires a rear yard setback of 25'; the applicant is proposing a rear setback of 3' for a variance request of 22'.

- H. Applicant - **Steve Gammon** (#17-061093)  
Location - 20 Isabel Street West  
Zoning - RT1; RC-4  
Purpose: MAJOR VARIANCE - The applicant is proposing to construct a single-family dwelling on a vacant lot with access from Hall Avenue by way of an easement over the driveway between 440 and 446 Hall Avenue. Because this property is located near the top of the bluff in the Critical Area of the River Corridor, the applicant must maintain a 40' setback from the top of the bluff. The applicant is proposing to build the dwelling 22' away from the bluff line for a variance of 18'.

#### IV. ADJOURNMENT

Board of Zoning Appeal Members: Please call Jerome Benner II (266-9080) or Debbie Crippen (266-9144) if you are unable to attend the meeting.

**APPLICANT: You or your representative should attend this meeting to answer any questions the Board may have.**